

**FOR SALE FREEHOLD
TRADE COUNTER/INDUSTRIAL UNIT
WITH ONSITE CAR PARKING**

APPROX 777.2 SQ M (8,366 SQ FT)



**Unit G, 5 Brunel Road, Hadleigh Road Industrial
Estate, Ipswich IP2 0HB**

- Easy access A12/A14
- 5 car parking spaces (more available if required)
- Fitted showroom with suspended ceilings, tiled floor
- Nearby occupiers include Speedy Hire, Howdens, Magnet, Dulux Decorator Centre, Bookers, Wickes DIY, Cemex and Ancient House Press



Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

The property is situated on Brunel Road on the established Hadleigh Road Industrial Estate approx 1.5 miles to the west of Ipswich town centre. The Estate comprises a number of local, regional and national trade counter occupiers and companies such as Speedy Hire, Howdens, Magnet, Dulux Decorator Centre, Bookers, Wickes DIY, Cemex and Ancient House Press.

Description

The property comprises a single bay trade counter/ industrial unit of steel frame construction with a steel truss roof under a corrugated sheet asbestos cement roof with translucent light panels. The unit has currently been segregated into a showroom and warehouse with the benefit of a galvanised lath roller shutter door and pedestrian entrance to the showroom. Internally the unit has the additional benefit of a mezzanine storage floor and car parking externally for 5 vehicles. If more parking is required, additional spaces can be made available beside the adjacent unit. The approved retail use is ancillary to the main use of the premises which is Class B8 storage.

Accommodation All dimensions and areas approximate:

Ground Floor		
Depth	30.18 m	99 ft
Width	15.92 m	52ft 2'
Total Ground Floor	480.5 sq m	5.172 sq ft
The ground floor is currently split into:		
Showroom	275 sq m	2,960 sq ft
Warehouse	205 sq m	2,212 sq ft
Loading Door		
Height	4.14 m	13ft 6'
Width	3.9 m	12ft 8'
WC/kitchen facilities are situated at ground floor level		
Mezzanine Floor	296.7 sq m	3,194 sq ft
Overall Floor Area	777.2 sq m	8,366 sq ft

Services

We understand that all mains services are connected, there is gas fired heating.

Business Rates

Rateable Value 2017
£22,500

Rates Payable
£11,092.50

All interested parties should contact Ipswich Borough Council on 01473 432000.

Planning

The property currently has consent for B8 storage use, reference IP/04/00024/FUL, dated 16th February 2004. All interested parties should contact Ipswich Borough Council on 01473 432000.

Price

Offers in the region of £450,000 are requested for the freehold interest with full vacant possession.

Legal Costs

Each party to bear their own legal costs.

Vat

VAT is payable under the Finance Act 1989.

Energy Performance Certificate

A full copy of the EPC is available, reference number 0970-1900-0314-9320-2034, rating C55.

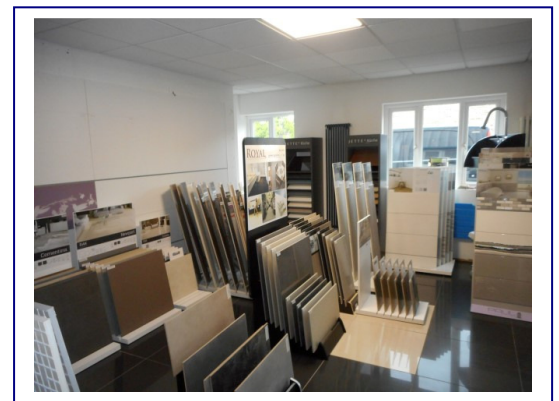
Viewing

To view or for further information, please contact:

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Subject to Contract



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